Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/99 Mathoura Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$675,000		&		\$740,000					
Median sale p	rice									
Median price	\$795,000	Pro	operty Type	Unit			Suburb	Toorak		
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/4 Glyndebourne Av TOORAK 3142	\$734,000	18/11/2023
2	2/74 Mathoura Rd TOORAK 3142	\$730,000	11/08/2023
3	3/3 Struan St TOORAK 3142	\$680,000	09/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/01/2024 10:27







Rooms: 4 Property Type: Apartment Agent Comments

Indicative Selling Price \$675,000 - \$740,000 **Median Unit Price** December quarter 2023: \$795,000

Comparable Properties



6/4 Glyndebourne Av TOORAK 3142 (REI)



Price: \$734,000 Method: Auction Sale Date: 18/11/2023 Property Type: Unit

2/74 Mathoura Rd TOORAK 3142 (VG)

Agent Comments

Agent Comments



Price: \$730,000 Method: Sale Date: 11/08/2023 Property Type: Strata Unit/Flat

3/3 Struan St TOORAK 3142 (REI/VG)



Agent Comments

Price: \$680.000 Method: Private Sale Date: 09/11/2023 Property Type: Apartment

Account - Marshall White | P: 03 9822 9999





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